

NORWICH PLANNING COMMISSION

Meeting Minutes

Thursday, November 10, 2005

Tracy Hall - Meeting Room

Members Present: Daniel Johnson (Chair), Douglas Hoffman, Ralph Hybels, Lynn McGrew, Alison McRee, Jeffrey Mathias, Jaye Pershing Johnson, Stuart Richards

Absent: Adele Fulton

Staff: Phil Dechert

Public: There were 2 members of the public present.

Meeting called to order by the Chair at 6:35 p.m.

1. Approve Agenda -

Procedure: Unanimous consent to approve agenda without times, except for keeping adjournment at 9:30.

2. Comments from the Public - none

3. Announcements & Correspondence - A letter from Julia Schmitz and a copy of the permit for the Dresden athletic fields can be obtained from P. Dechert. S. Richards will get copies of housing information presented by Will Sawyer at the Municipal Officer's Meeting.

4. Survey - Update, 11/12/05 schedule

The draft Procedure to Receive Surveys and Record Data was modified. The raffle drawings will be made by Henry Scheier on Saturday and sealed in an envelope and then announced by D. Johnson at the 12/8 meeting. The last item concerning publishing data to the public was changed to "The raw data shall be published to the public when available."

5. Zoning Regulation Revisions -

a. Amendments sent to Selectboard

P. Dechert suggested several technical changes. Discussion by members indicated that there be no substantive changes and a minimum of simple technical changes so as to keep the amendment as is and its approval by the Selectboard as simple and fast as possible.

b. Revisions of Draft

The revision resumed at Section 3.1 (E).

Section 3.5 - There was discussion about windmills. Tom Gray will be invited to come to the 12/14 meeting to provide information on wind power. P. Dechert indicated that the note in (A) would not be part of the draft and that the definition section would be referenced concerning the method of determining average height.

Section 3.6 - It was suggested that maximum setbacks be established in the RR district so as to help preserve open space and reduce impacts from long driveways. Discussion included the possibility of addressing this issue in Section 5.2 (D). The new VR2 district will be added.

Action: There was unanimous consent given to strike from Section 3.6 (D) the phrase "with less than fifty (50) foot right-of-way or".

Section 3.7 - There was discussion concerning the note about a waiver provision and no action

was taken to make any changes related to this.

Action: Unanimous consent was given to add the following underlined language to Section 3.7 (A) (3) after "...portion of the structure within the set back ..."

Action: Unanimous consent was given to add the following language to the end of Section 3.7 (B) (1): "The Zoning Administrator may grant one extension for a term of up to one year."

Revisions are to resume at Section 3.8.

6. Technical Changes to Subdivision Regulations - Schedule and Warn Hearing

Action: Motion by J. Mathias that the Technical Changes to Subdivision Regulations go to Public Hearing on December 8, 2005 at 6:45 p.m. Second by D. Hoffman. Passed unanimous.

7. Old Business - none

8. New Business -

The updating of flood protection areas by FEMA was presented by ANR at the Municipal Officer's Training. It was suggested that this new information be investigated and flood zones in Norwich be evaluated.

9. Minutes - 11/2/05 Hearing, 11/02/05, 11/03/05

Action: Motion by D. Hoffman to approve the 11/2 hearing minutes. No second. There was unanimous consent to defer the 11/2 hearing minutes to the 12/8 meeting as they had just been redrafted based on member's suggestions.

Action: Motion by D. Hoffman to approve the 11/2 special meeting minutes. Second by A. McRee. Passed unanimous.

Action: Motion by A. McRee to approve the 11/3 meeting minutes. Second by S. Richards. Friendly amendments accepted to correct the time A. Fulton left to 8:55 and the meeting date to November 3. Passed 7-0-1 (abstaining: D. Hoffman).

10. Future Agenda Items & Schedule -

Thursday, November 24 - Thanksgiving Holiday - no meeting

Thursday, December 8 - 6:30 PM Regular Meeting Peter Gregory 7:30 PM

Wednesday, December 14 - 6:30 PM Regular Meeting

Thursday, December 22 - no meeting

11. Comments from the Public -

12. Adjournment - 9:30

Procedure: Motion by D. Hoffman to adjourn. Second D. Johnson. Passed unanimous. Meeting adjourned at 9:28 p.m.

Respectfully submitted,
Jeffrey D. Mathias, clerk, Norwich Planning Commission

Approved December 8, 2005